034.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	495,400 / 495,400
					USE VALUE:	495,400 / 495,400
					ASSESSED:	495,400 / 495,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEPPARD HOLLY
Owner 2:	
Owner 3:	
Street 1:	2192 RANCH ROAD 1631
Street 2:	
Twn/City:	FREDERICKSBURG
St/Prov:	TX Cntry: Own Occ: N
Postal:	78624 Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD SAMANTHA E -
Owner 2:	-
Street 1:	73 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Wood Shingle Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3356.000	162,200		333,200	495,400
Total Card	0.077	162,200		333,200	495,400
Total Parcel	0.077	162,200		333,200	495,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 625.51 | /Parcel: 625.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23414
GIS Ref
GIS Ref
Insp Date 12/07/18

!2780!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	162,200	0	3,356.	333,200	495,400		Year end	12/23/2021
2021	101	FV	162,200	0	3,356.	333,200	495,400		Year End Roll	12/10/2020
2020	101	FV	162,500	0	3,356.	333,200	495,700	495,700	Year End Roll	12/18/2019
2019	101	FV	125,000	0	3,356.	302,000	427,000	427,000	Year End Roll	1/3/2019
2018	101	FV	125,000	0	3,356.	286,400	411,400	411,400	Year End Roll	12/20/2017
2017	101	FV	125,000	0	3,356.	249,900	374,900	374,900	Year End Roll	1/3/2017
2016	101	FV	125,000	0	3,356.	213,500	338,500	338,500	Year End	1/4/2016
2015	101	FV	101,500	0	3,356.	197,900	299,400	299,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:01:57

LAST REV

Date	Time
05/24/21	15:50:21
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2780

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD SAMAN	51762-156		10/6/2008		293,000	No	No		
MCKAY CORINNE L	44144-207		11/22/2004		290,000	No	No		
MCKAY CORINNE L	37276-246		12/5/2002	Family	1	No	No		
DAVIDS CLIFFORD	28823-597		7/10/1998		142,000	No	No		Y

USER DEFINED

Prior Id # 1:	23414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2021	Mail Update	JO	Jenny O
12/7/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Measured	372	PATRIOT
9/22/2005	MLS	BR	B Rossignol
4/5/2000	Inspected	264	PATRIOT
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3356		Sq. Ft.	Site		0	64.	1.55	3									333,235						333,200	

Total AC/HA:	0.07704	Total SF/SM:	3356	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	333,235	Spl Credit		Total:	333,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92673904
Adj $ / SQ:	125.110
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	181878
Depreciation:	19643
Depreciated Total:	162235

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

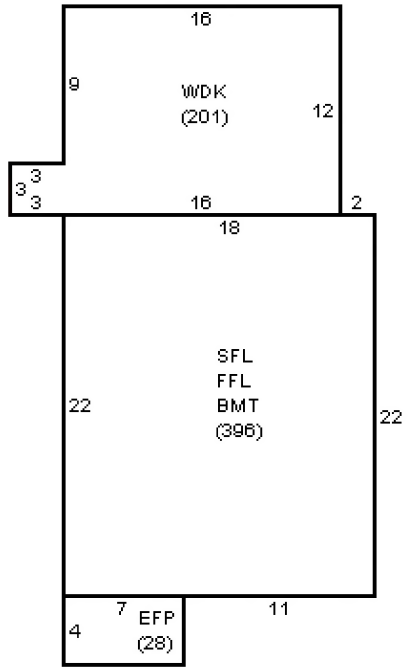
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.11
Special Features:	0	Val/Su Net:	114.47
Final Total:	162200	Val/Su SzAd	204.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.530	14,863
FFL	First Floor	396	125.110	49,543
SFL	Second Floor	396	125.110	49,543
WDK	Deck	201	10.170	2,044
EFP	Enclos Porch	28	67.280	1,884

Net Sketched Area:	1,417	Total:	117,877
Size Ad	792	Gross Area	1417	FinArea	792
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc